

# HOUSING NOW

## Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2012

### New Home Market

#### Winnipeg housing starts moderate in July

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 311 units in July, down from 419 in July 2011. Higher single-detached production was offset by a decrease in the multi-family sector. After seven months, total housing starts for 2012

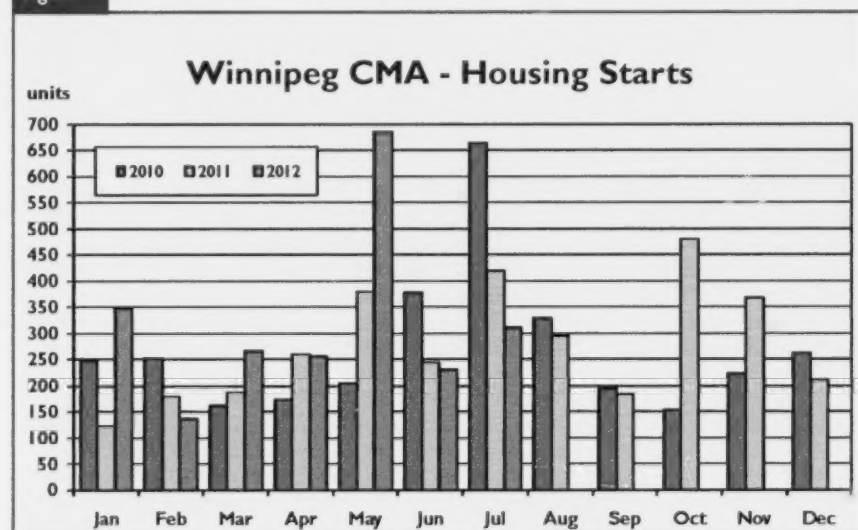
numbered 2,233 units, up 24 per cent from the same period of 2011.

Single-detached builders started work on 234 units in July, 19 per cent more units than initiated in July 2011. Housing demand in Winnipeg remains strong due to positive in-migration and employment gains. After seven months of construction, single-detached starts totalled 1,179 units, nine per cent more than were started during the same period last year. Builders also completed 219 single-

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Figure 1

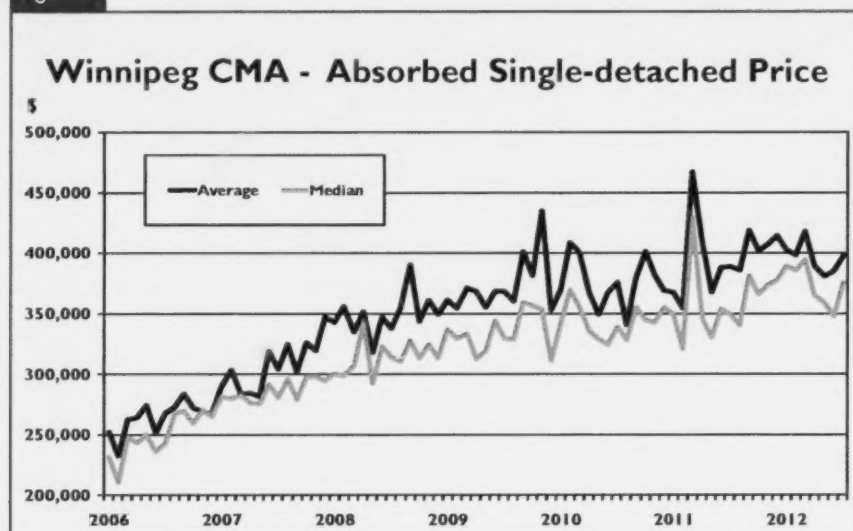


Source: CMHC

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Figure 2



Source: CMHC

detached homes in July, 18 per cent more than during July 2011. This brought the number of homes completed thus far in 2012 to 974, eight per cent more than completions from the same period of 2011. The number of single-detached units under construction at the end of July was 1,206, rising 16 per cent year-over-year.

There were 221 single-detached homes absorbed in July, 13 per cent more than the 196 absorbed one year prior. This brings the number of units absorbed during the first seven months of 2012 to 983, four per cent

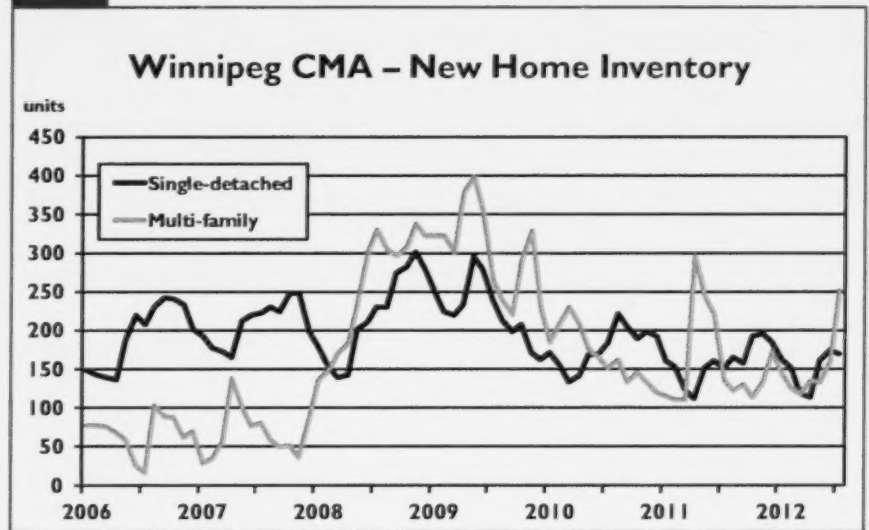
more than during the same period of 2011. With monthly absorptions slightly surpassing completions, the inventory of completed and unoccupied single-detached homes decreased from the previous month, reaching 170 units in July. Despite this month-over-month reduction, the number of complete and unabsorbed singles was 13 per cent higher than the previous year. Total supply, which includes the number of units under construction, stood at 1,376 units at the end of July, 16 per cent more than one year earlier. At the current six-month average rate of absorption, this represents nine months of supply.

The average price of a new single-detached home absorbed in the Winnipeg CMA in July 2012 was \$398,060, up two per cent from the average price posted in July 2011. The year-to-date average price was \$388,888, an increase of less than one per cent from the prior year. The price category with the highest market share continues to be between \$300,000 and \$349,900 with 26 per cent of all homes falling into this category year-to-date, down from a 30 per cent share one year earlier.

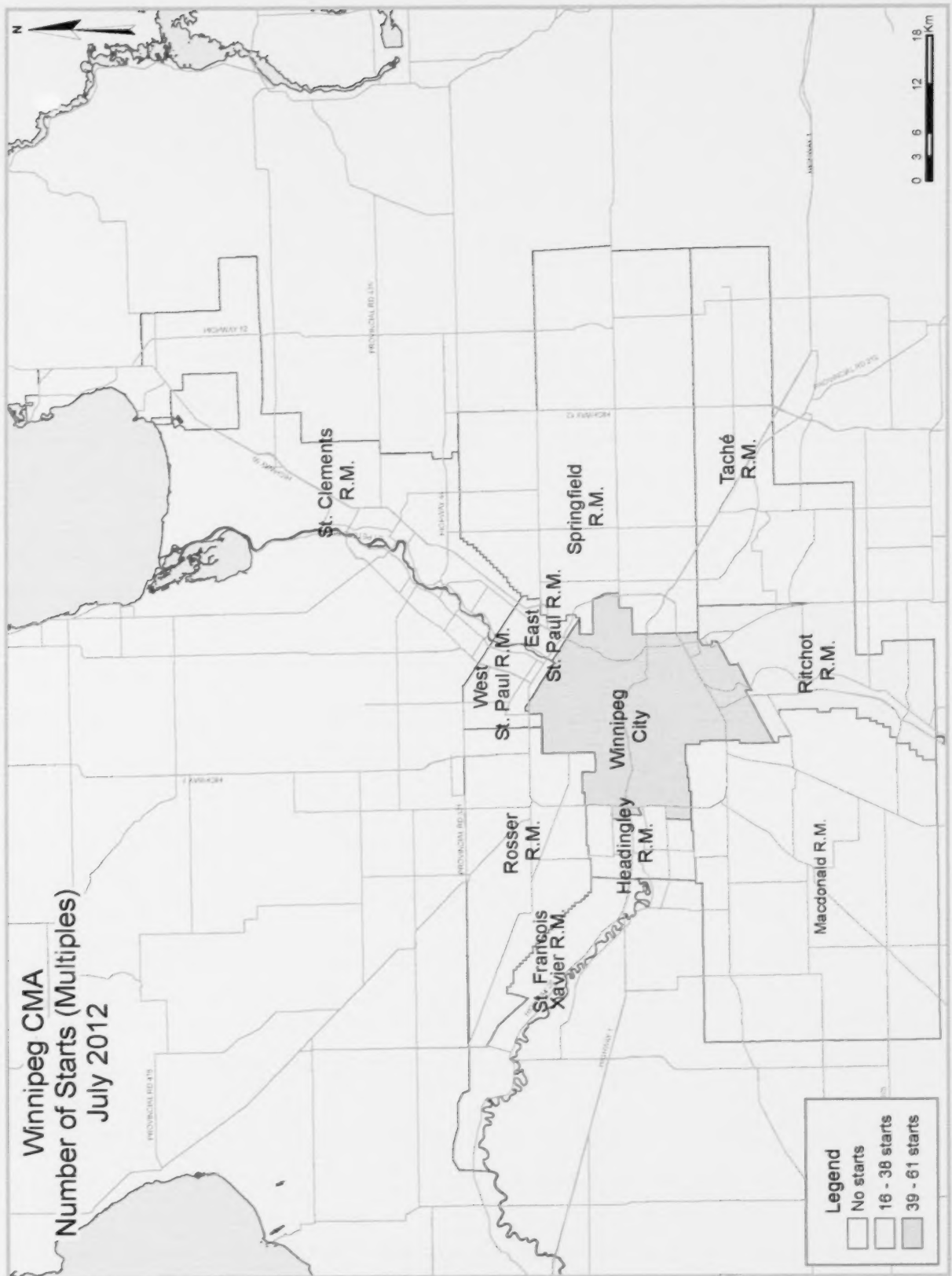
The multi-family sector, which includes semi-detached units, rows, and apartments, saw 77 units break ground in July 2012, approximately one-third of the 223 units started one year earlier. Despite the moderation, multi-family construction remains strong in the Winnipeg CMA as population growth is feeding demand for condominium and rental units. Year-to-date multi-family starts totalled 1,054 units, 48 per cent more than the 714 units started in the first seven months of 2011. The greatest increase in activity was in semi-detached units where starts more than doubled from 34 to 76 units year-to-date. Apartment starts, at 872 units, saw an increase of 73 per cent, while row starts, at 106 units saw a decrease of 40 per cent under the same comparison.

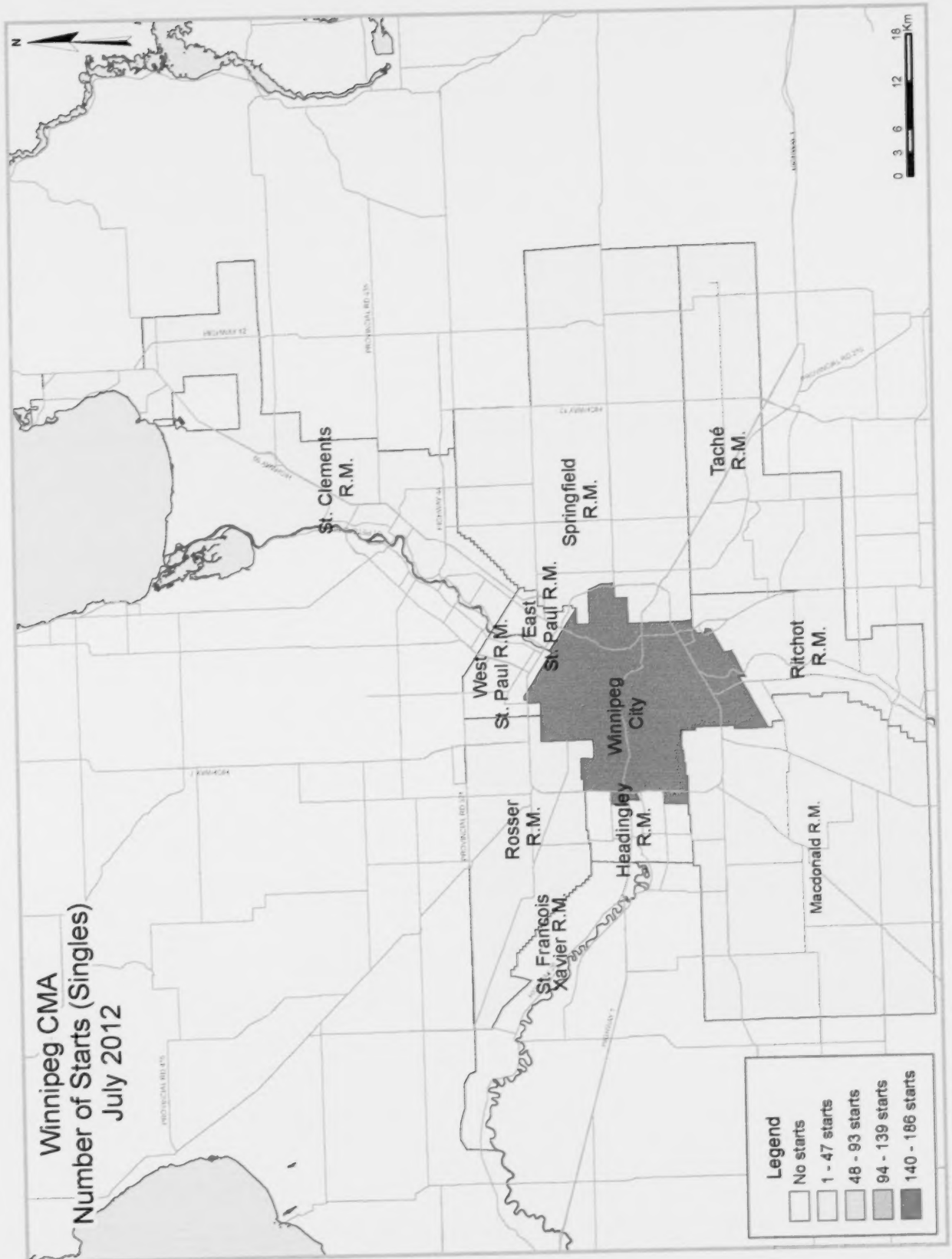
The number of multi-family units under construction at the end of July 2012 was 1,561, seven per cent more than the 1,457 units under construction at the end of July 2011. There were 159 multi-family units absorbed in July 2012, 43 per cent more than the 111 units absorbed one year earlier. Year-to-date, absorptions totalled 638 units, an increase of 23 per cent over the number of units absorbed in the same period of 2011. The inventory of multi-family units completed and not absorbed at the end of July 2012 was 251 units, 83 per cent more than the 137 units in inventory in July 2011. At 228 units, the majority of multi-family units in inventory were apartments.

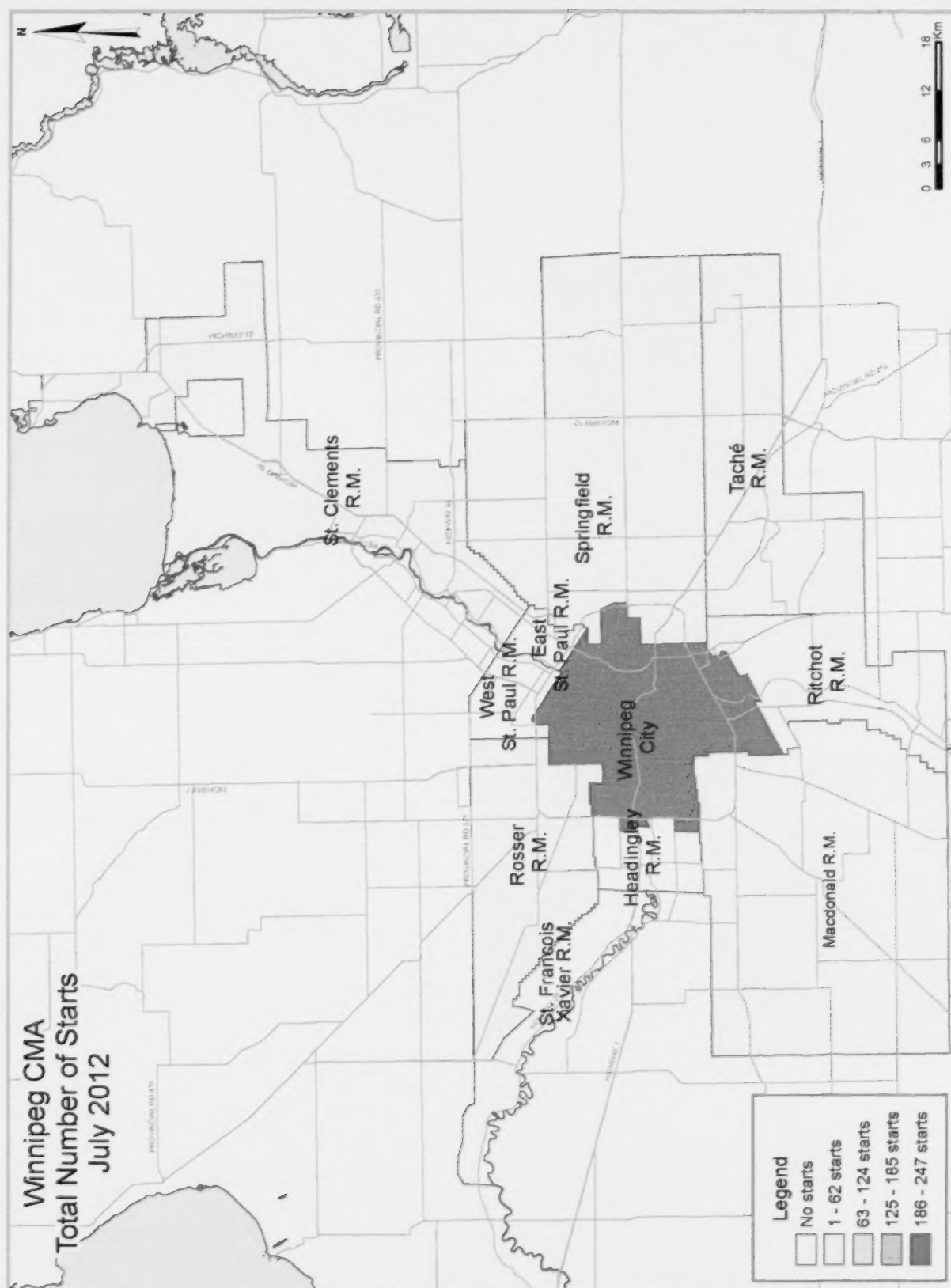
Figure 3



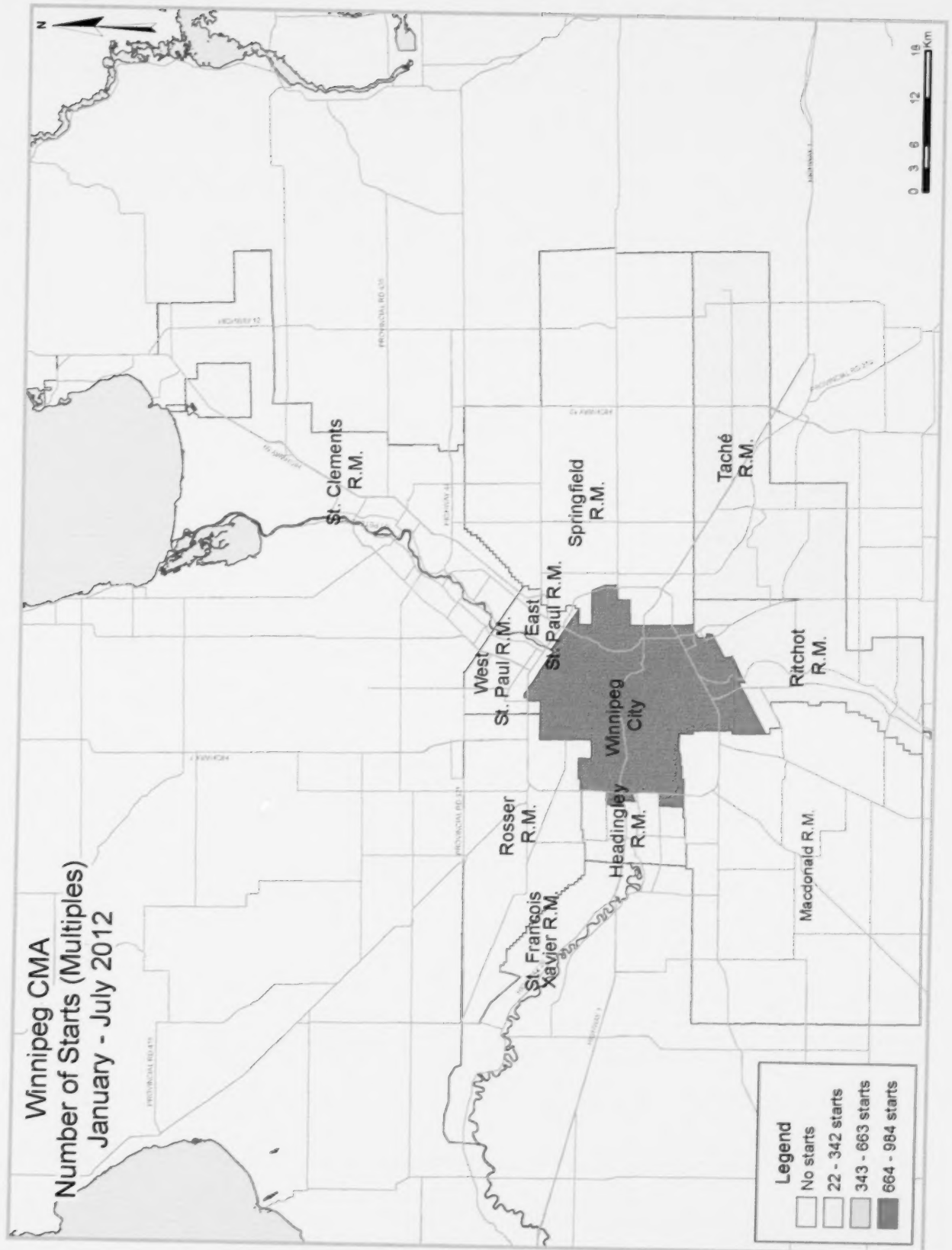
Source: CMHC

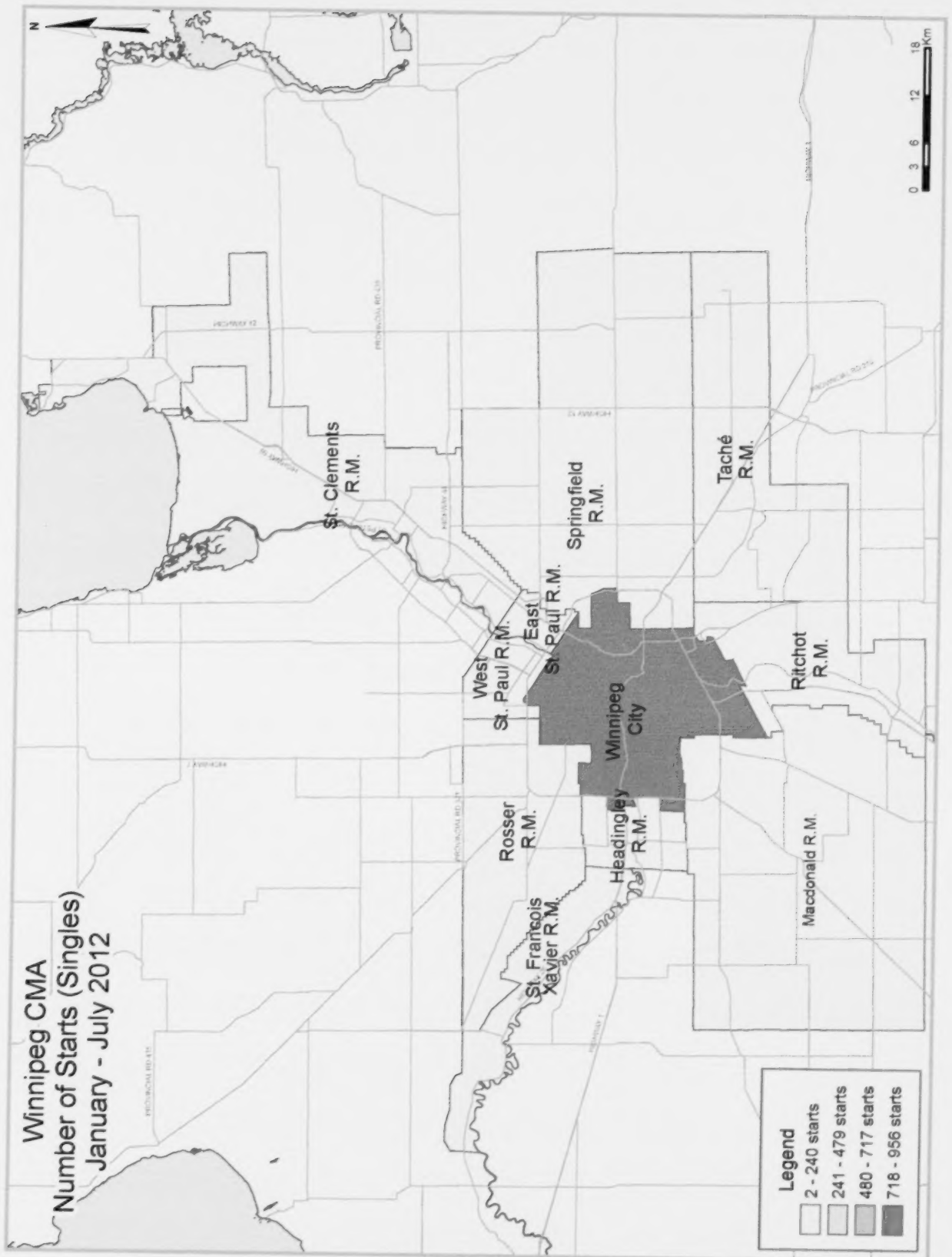




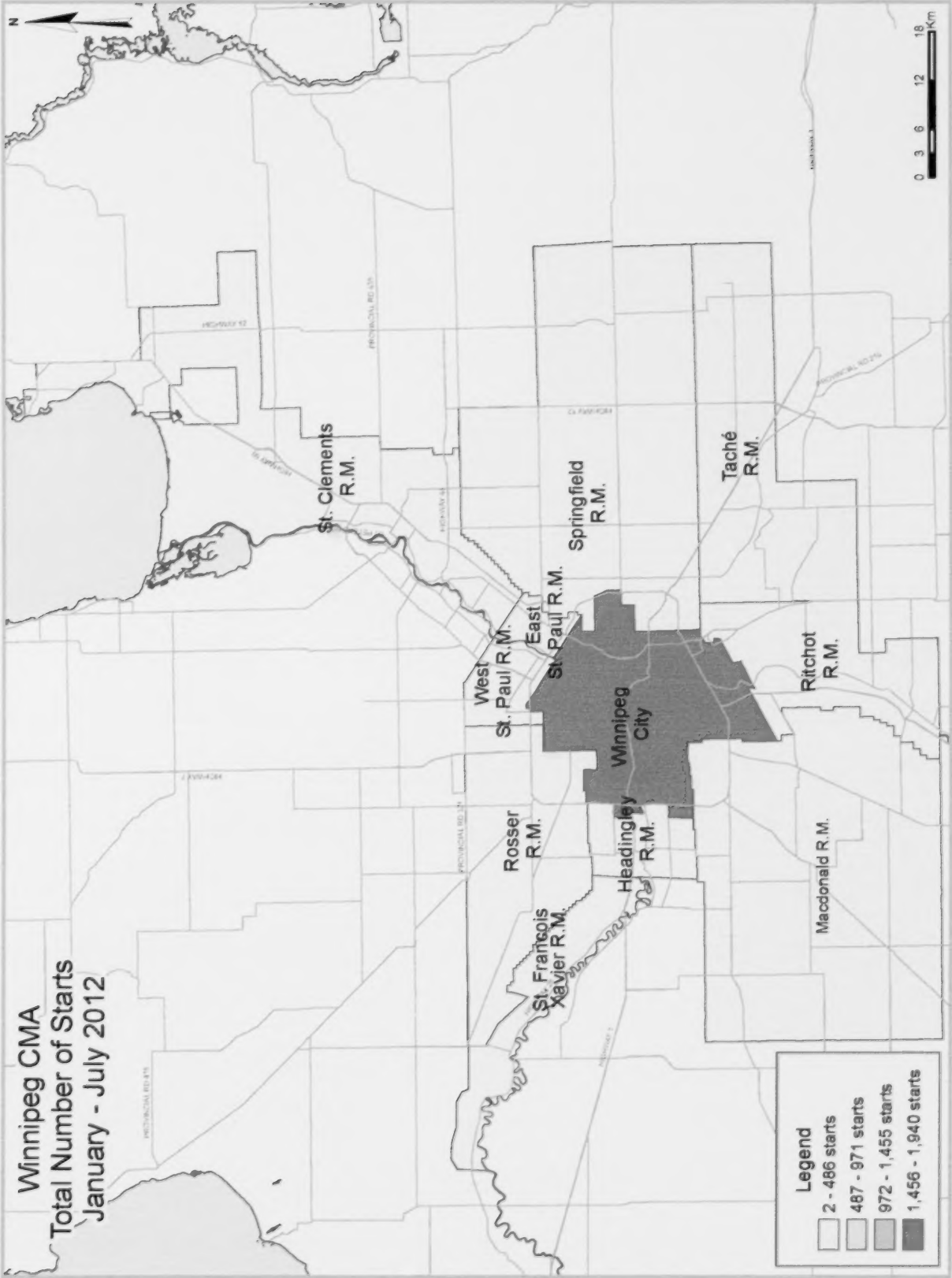












## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Winnipeg CMA**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2012	230	16	0	4	2	59	0	0	311
July 2011	196	2	0	0	6	16	66	133	419
% Change	17.3	**	n/a	n/a	-66.7	**	-100.0	-100.0	-25.8
Year-to-date 2012	1,172	48	3	7	131	411	0	461	2,233
Year-to-date 2011	1,069	32	4	11	68	140	107	363	1,794
% Change	9.6	50.0	-25.0	-36.4	92.6	193.6	-100.0	27.0	24.5
UNDER CONSTRUCTION									
July 2012	1,196	50	3	10	127	606	0	775	2,767
July 2011	1,026	30	4	13	80	393	132	818	2,496
% Change	16.6	66.7	-25.0	-23.1	58.8	54.2	-100.0	-5.3	10.9
COMPLETIONS									
July 2012	219	2	0	0	38	24	6	216	505
July 2011	186	2	0	0	0	24	0	0	212
% Change	17.7	0.0	n/a	n/a	n/a	0.0	n/a	n/a	138.2
Year-to-date 2012	966	4	0	7	120	220	76	349	1,742
Year-to-date 2011	889	12	0	14	75	85	0	366	1,441
% Change	8.7	-66.7	n/a	-50.0	60.0	158.8	n/a	-4.6	20.9
COMPLETED & NOT ABSORBED									
July 2012	164	2	0	5	16	63	6	165	421
July 2011	141	6	0	10	13	48	0	70	288
% Change	16.3	-66.7	n/a	-50.0	23.1	31.3	n/a	135.7	46.2
ABSORBED									
July 2012	220	4	0	0	33	27	6	90	380
July 2011	195	2	0	1	2	33	0	74	307
% Change	12.8	100.0	n/a	-100.0	**	-18.2	n/a	21.6	23.8
Year-to-date 2012	968	9	0	14	114	214	64	238	1,621
Year-to-date 2011	934	7	0	10	78	137	0	297	1,463
% Change	3.6	28.6	n/a	40.0	46.2	56.2	n/a	-19.9	10.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Winnipeg City									
July 2012	186	12	0	0	2	47	0	0	247
July 2011	155	2	0	0	6	16	66	133	378
East St. Paul R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	1	0	0	0	0	0	0	0	1
Headingley R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
July 2012	7	4	0	0	0	12	0	0	23
July 2011	8	0	0	0	0	0	0	0	8
Rosser R.M.									
July 2012	1	0	0	0	0	0	0	0	1
July 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2012	6	0	0	0	0	0	0	0	6
July 2011	9	0	0	0	0	0	0	0	9
St. Francois Xavier R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2012	19	0	0	4	0	0	0	0	23
July 2011	4	0	0	0	0	0	0	0	4
Tache R.M.									
July 2012	9	0	0	0	0	0	0	0	9
July 2011	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	6	0	0	0	0	0	0	0	6
Winnipeg CMA									
July 2012	230	16	0	4	2	59	0	0	311
July 2011	196	2	0	0	6	16	66	133	419

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Winnipeg City									
July 2012	934	46	3	0	121	552	0	727	2,383
July 2011	819	30	4	2	80	381	109	794	2,219
East St. Paul R.M.									
July 2012	6	0	0	4	0	0	0	0	10
July 2011	9	0	0	7	0	0	0	0	16
Headingley R.M.									
July 2012	12	0	0	0	0	0	0	36	48
July 2011	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
July 2012	33	0	0	0	0	0	0	0	33
July 2011	17	0	0	0	0	0	0	0	17
Ritchot R.M.									
July 2012	27	4	0	0	6	12	0	0	49
July 2011	31	0	0	0	0	0	0	0	31
Rosser R.M.									
July 2012	1	0	0	0	0	0	0	0	1
July 2011	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
July 2012	43	0	0	0	0	30	0	0	73
July 2011	47	0	0	0	0	0	0	0	47
St. Francois Xavier R.M.									
July 2012	5	0	0	0	0	0	0	0	5
July 2011	3	0	0	0	0	0	0	0	3
Springfield R.M.									
July 2012	81	0	0	6	0	0	0	0	87
July 2011	46	0	0	4	0	0	0	0	50
Tache R.M.									
July 2012	35	0	0	0	0	12	0	12	59
July 2011	32	0	0	0	0	12	23	24	91
West St. Paul R.M.									
July 2012	19	0	0	0	0	0	0	0	19
July 2011	19	0	0	0	0	0	0	0	19
Winnipeg CMA									
July 2012	1,196	50	3	10	127	606	0	775	2,767
July 2011	1,026	30	4	13	80	393	132	818	2,496

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Winnipeg City									
July 2012	183	2	0	0	38	24	6	192	445
July 2011	154	0	0	0	0	24	0	0	178
East St. Paul R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	3	0	0	0	0	0	0	0	3
Headingley R.M.									
July 2012	4	0	0	0	0	0	0	0	4
July 2011	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
July 2012	10	0	0	0	0	0	0	0	10
July 2011	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
July 2012	5	0	0	0	0	0	0	0	5
July 2011	2	0	0	0	0	0	0	0	2
Rosser R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2012	6	0	0	0	0	0	0	0	6
July 2011	9	0	0	0	0	0	0	0	9
St. Francois Xavier R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2012	4	0	0	0	0	0	0	0	4
July 2011	8	2	0	0	0	0	0	0	10
Tache R.M.									
July 2012	4	0	0	0	0	0	0	24	28
July 2011	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
July 2012	3	0	0	0	0	0	0	0	3
July 2011	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2012	219	2	0	0	38	24	6	216	505
July 2011	186	2	0	0	0	24	0	0	212

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Winnipeg City									
July 2012	136	2	0	0	16	62	1	165	382
July 2011	129	0	0	1	12	45	0	70	257
East St. Paul R.M.									
July 2012	0	0	0	2	0	0	0	0	2
July 2011	1	0	0	3	0	0	0	0	4
Headingley R.M.									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	0	0	0	1	0	0	0	0	1
MacDonald R.M.									
July 2012	5	0	0	0	0	0	0	0	5
July 2011	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
July 2012	1	0	0	0	0	0	0	0	1
July 2011	0	2	0	0	0	0	0	0	2
Rosser R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2012	1	0	0	0	0	1	0	0	2
July 2011	1	0	0	0	0	3	0	0	4
St. Francois Xavier R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2012	18	0	0	3	0	0	0	0	21
July 2011	5	4	0	5	0	0	0	0	14
Tache R.M.									
July 2012	1	0	0	0	0	0	5	0	6
July 2011	2	0	0	0	1	0	0	0	3
West St. Paul R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2012	164	2	0	5	16	63	6	165	421
July 2011	141	6	0	10	13	48	0	70	288

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**July 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Winnipeg City									
July 2012	185	4	0	0	33	27	1	66	316
July 2011	161	0	0	0	2	33	0	74	270
East St. Paul R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	2	0	0	0	0	0	0	0	2
Headingley R.M.									
July 2012	5	0	0	0	0	0	0	0	5
July 2011	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
July 2012	8	0	0	0	0	0	0	0	8
July 2011	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
July 2012	5	0	0	0	0	0	0	0	5
July 2011	3	0	0	0	0	0	0	0	3
Rosser R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2012	6	0	0	0	0	0	0	0	6
July 2011	9	0	0	0	0	0	0	0	9
St. Francois Xavier R.M.									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2012	4	0	0	0	0	0	0	0	4
July 2011	11	2	0	1	0	0	0	0	14
Tache R.M.									
July 2012	4	0	0	0	0	0	5	24	33
July 2011	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
July 2012	3	0	0	0	0	0	0	0	3
July 2011	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2012	220	4	0	0	33	27	6	90	380
July 2011	195	2	0	1	2	33	0	74	307

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Winnipeg CMA  
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**July 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	
Winnipeg City	186	155	14	4	0	70	47	149	247	378	-34.7
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
Ritchot R.M.	7	8	4	0	0	0	12	0	23	8	187.5
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	6	9	0	0	0	0	0	0	6	9	-33.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	23	4	0	0	0	0	0	0	23	4	**
Tache R.M.	9	7	0	0	0	0	0	0	9	7	28.6
West St. Paul R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
<b>Winnipeg CMA</b>	<b>234</b>	<b>196</b>	<b>18</b>	<b>4</b>	<b>0</b>	<b>70</b>	<b>59</b>	<b>149</b>	<b>311</b>	<b>419</b>	<b>-25.8</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - July 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	
Winnipeg City	956	909	72	30	100	164	812	467	1,940	1,570	23.6
East St. Paul R.M.	8	11	0	0	0	0	0	0	8	11	-27.3
Headingley R.M.	14	1	0	0	0	0	0	0	14	1	**
MacDonald R.M.	30	19	0	0	0	0	0	0	30	19	57.9
Ritchot R.M.	21	31	4	0	6	0	12	0	43	31	38.7
Rosser R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Clements R.M.	24	32	0	0	0	0	0	0	24	32	-25.0
St. Francois Xavier R.M.	5	2	0	0	0	0	0	0	5	2	150.0
Springfield R.M.	92	42	0	4	0	0	0	0	92	46	100.0
Tache R.M.	20	24	0	0	0	13	48	36	68	73	-6.8
West St. Paul R.M.	7	8	0	0	0	0	0	0	7	8	-12.5
<b>Winnipeg CMA</b>	<b>1,179</b>	<b>1,080</b>	<b>76</b>	<b>34</b>	<b>106</b>	<b>177</b>	<b>872</b>	<b>503</b>	<b>2,233</b>	<b>1,794</b>	<b>24.5</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**July 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Winnipeg City	0	4	0	66	47	16	0	133
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	12	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>66</b>	<b>59</b>	<b>16</b>	<b>0</b>	<b>133</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - July 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	100	70	0	94	399	128	413	339
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	6	0	0	0	12	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	13	0	12	48	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>106</b>	<b>70</b>	<b>0</b>	<b>107</b>	<b>411</b>	<b>140</b>	<b>461</b>	<b>363</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**July 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Winnipeg City	198	157	49	22	0	199	247	378
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	2	6	0	0	0	0	2	6
Ritchot R.M.	11	8	12	0	0	0	23	8
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	6	9	0	0	0	0	6	9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	19	4	4	0	0	0	23	4
Tache R.M.	9	7	0	0	0	0	9	7
West St. Paul R.M.	0	6	0	0	0	0	0	6
<b>Winnipeg CMA</b>	<b>246</b>	<b>198</b>	<b>65</b>	<b>22</b>	<b>0</b>	<b>199</b>	<b>311</b>	<b>419</b>

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - July 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	1,003	939	524	198	413	433	1,940	1,570
East St. Paul R.M.	5	4	3	7	0	0	8	11
Headingley R.M.	14	1	0	0	0	0	14	1
MacDonald R.M.	30	18	0	1	0	0	30	19
Ritchot R.M.	25	31	18	0	0	0	43	31
Rosser R.M.	2	1	0	0	0	0	2	1
St. Clements R.M.	24	32	0	0	0	0	24	32
St. Francois Xavier R.M.	5	2	0	0	0	0	5	2
Springfield R.M.	88	45	4	1	0	0	92	46
Tache R.M.	20	24	0	12	48	37	68	73
West St. Paul R.M.	7	8	0	0	0	0	7	8
<b>Winnipeg CMA</b>	<b>1,223</b>	<b>1,105</b>	<b>549</b>	<b>219</b>	<b>461</b>	<b>470</b>	<b>2,233</b>	<b>1,794</b>

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**July 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	
Winnipeg City	183	154	12	0	34	0	216	24	445	178	150.0
East St. Paul R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Headingley R.M.	4	1	0	0	0	0	0	0	4	1	**
MacDonald R.M.	10	4	0	0	0	0	0	0	10	4	150.0
Ritchot R.M.	5	2	0	0	0	0	0	0	5	2	150.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	9	0	0	0	0	0	0	6	9	-33.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	8	0	2	0	0	0	0	4	10	-60.0
Tache R.M.	4	5	0	0	0	0	24	0	28	5	**
West St. Paul R.M.	3	0	0	0	0	0	0	0	3	0	n/a
<b>Winnipeg CMA</b>	<b>219</b>	<b>186</b>	<b>12</b>	<b>2</b>	<b>34</b>	<b>0</b>	<b>240</b>	<b>24</b>	<b>505</b>	<b>212</b>	<b>138.2</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - July 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	
Winnipeg City	793	718	20	10	165	67	545	451	1,523	1,246	22.2
East St. Paul R.M.	6	15	0	0	0	0	0	0	6	15	-60.0
Headingley R.M.	10	5	0	0	0	0	0	0	10	5	100.0
MacDonald R.M.	21	22	0	0	0	0	0	0	21	22	-4.5
Ritchot R.M.	18	14	0	2	0	0	0	0	18	16	12.5
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	23	25	0	0	0	0	0	0	23	25	-8.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	69	58	0	8	0	0	0	0	69	66	4.5
Tache R.M.	22	37	0	0	14	0	24	0	60	37	62.2
West St. Paul R.M.	10	7	0	0	0	0	0	0	10	7	42.9
<b>Winnipeg CMA</b>	<b>974</b>	<b>903</b>	<b>20</b>	<b>20</b>	<b>179</b>	<b>67</b>	<b>569</b>	<b>451</b>	<b>1,742</b>	<b>1,441</b>	<b>20.9</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
July 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Winnipeg City	28	0	6	0	24	24	192	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>28</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>24</b>	<b>24</b>	<b>216</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - July 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	104	67	61	0	220	85	325	366
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	14	0	0	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>104</b>	<b>67</b>	<b>75</b>	<b>0</b>	<b>220</b>	<b>85</b>	<b>349</b>	<b>366</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**July 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Winnipeg City	185	154	62	24	198	0	445	178
East St. Paul R.M.	0	3	0	0	0	0	0	3
Headingley R.M.	4	1	0	0	0	0	4	1
MacDonald R.M.	10	4	0	0	0	0	10	4
Ritchot R.M.	5	2	0	0	0	0	5	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	9	0	0	0	0	6	9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	4	10	0	0	0	0	4	10
Tache R.M.	4	5	0	0	24	0	28	5
West St. Paul R.M.	3	0	0	0	0	0	3	0
<b>Winnipeg CMA</b>	<b>221</b>	<b>188</b>	<b>62</b>	<b>24</b>	<b>222</b>	<b>0</b>	<b>505</b>	<b>212</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - July 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	796	717	340	163	387	366	1,523	1,246
East St. Paul R.M.	5	12	1	3	0	0	6	15
Headingley R.M.	10	4	0	1	0	0	10	5
MacDonald R.M.	21	20	0	2	0	0	21	22
Ritchot R.M.	18	16	0	0	0	0	18	16
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	23	25	0	0	0	0	23	25
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	63	61	6	5	0	0	69	66
Tache R.M.	22	37	0	0	38	0	60	37
West St. Paul R.M.	10	7	0	0	0	0	10	7
<b>Winnipeg CMA</b>	<b>970</b>	<b>901</b>	<b>347</b>	<b>174</b>	<b>425</b>	<b>366</b>	<b>1,742</b>	<b>1,441</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**July 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Winnipeg City</b>													
July 2012	25	14.5	51	29.7	33	19.2	36	20.9	27	15.7	172	361,810	385,498
July 2011	33	21.3	47	30.3	34	21.9	12	7.7	29	18.7	155	348,900	378,999
Year-to-date 2012	132	17.5	205	27.2	163	21.6	123	16.3	132	17.5	755	362,900	384,139
Year-to-date 2011	155	21.8	225	31.6	138	19.4	54	7.6	140	19.7	712	342,936	380,201
<b>East St. Paul R.M.</b>													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	2	25.0	1	12.5	5	62.5	8	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	6.3	15	93.8	16	582,425	579,209
<b>Headingley R.M.</b>													
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	1	14.3	1	14.3	0	0.0	5	71.4	7	--	--
Year-to-date 2011	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
<b>MacDonald R.M.</b>													
July 2012	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	--	--
July 2011	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2012	1	5.3	2	10.5	2	10.5	0	0.0	14	73.7	19	478,191	456,779
Year-to-date 2011	8	30.8	7	26.9	4	15.4	0	0.0	7	26.9	26	324,864	364,339
<b>Ritchot R.M.</b>													
July 2012	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
July 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	3	20.0	4	26.7	2	13.3	2	13.3	4	26.7	15	373,999	394,684
Year-to-date 2011	6	50.0	4	33.3	1	8.3	0	0.0	1	8.3	12	302,400	326,002
<b>Rosser R.M.</b>													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
<b>St. Clements R.M.</b>													
July 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
July 2011	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
Year-to-date 2011	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--
<b>St. Francois Xavier R.M.</b>													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**July 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
July 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
July 2011	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	--	--
Year-to-date 2012	7	14.0	12	24.0	9	18.0	13	26.0	9	18.0	50	389,900	389,005
Year-to-date 2011	1	2.3	11	25.6	19	44.2	5	11.6	7	16.3	43	383,759	387,324
Tache R.M.													
July 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
July 2011	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	5	31.3	5	31.3	5	31.3	1	6.3	0	0.0	16	329,953	330,511
West St. Paul R.M.													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	0	0.0	1	14.3	3	42.9	0	0.0	3	42.9	7	--	--
Winnipeg CMA													
July 2012	26	13.5	52	27.1	33	17.2	40	20.8	41	21.4	192	375,500	398,060
July 2011	35	20.2	53	30.6	39	22.5	13	7.5	33	19.1	173	349,537	389,303
Year-to-date 2012	143	16.6	225	26.1	182	21.1	142	16.5	171	19.8	863	367,000	388,888
Year-to-date 2011	175	20.7	256	30.2	176	20.8	63	7.4	177	20.9	847	348,900	385,933

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
July 2012**

Submarket	July 2012	July 2011	% Change	YTD 2012	YTD 2011	% Change
Winnipeg City	385,498	378,999	1.7	384,139	380,201	1.0
East St. Paul R.M.	--	--	n/a	--	579,209	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	456,779	364,339	25.4
Ritchot R.M.	--	--	n/a	394,684	326,002	21.1
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	389,005	387,324	0.4
Tache R.M.	--	--	n/a	--	330,511	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
<b>Winnipeg CMA</b>	<b>398,060</b>	<b>389,303</b>	<b>2.2</b>	<b>388,888</b>	<b>385,933</b>	<b>0.8</b>

Source: CMHC (Market Absorption Survey)



**Table 5: MLS® Residential Activity for Winnipeg**  
**July 2012**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to- New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$)	SA
2011	January	525	14.9	1,065	981	1,401	76.0	229,715	7.8	233,011	
	February	730	8.8	1,022	1,183	1,472	69.4	228,180	6.0	234,767	
	March	1,112	8.0	1,032	1,412	1,308	78.9	241,955	6.5	237,876	
	April	1,091	-12.2	968	1,597	1,300	74.5	240,655	1.7	228,144	
	May	1,366	1.8	947	2,055	1,330	71.2	248,547	4.6	234,234	
	June	1,462	6.8	975	1,736	1,294	75.3	243,976	4.5	236,915	
	July	1,179	4.6	1,010	1,532	1,378	73.3	238,258	5.8	237,986	
	August	1,205	26.2	989	1,616	1,380	71.7	236,307	6.2	238,898	
	September	1,137	4.5	1,023	1,560	1,362	75.1	237,421	6.7	241,676	
	October	1,011	12.2	1,067	1,262	1,371	77.8	244,506	6.6	241,536	
	November	822	5.8	1,028	919	1,341	76.7	236,127	4.1	244,235	
	December	657	7.2	1,171	532	1,449	80.8	268,977	12.5	280,709	
2012	January	516	-1.7	997	942	1,324	75.3	237,832	3.5	242,218	
	February	731	0.1	983	1,150	1,370	71.8	250,754	9.9	254,984	
	March	1,029	-7.5	1,022	1,482	1,406	72.7	247,459	2.3	246,473	
	April	1,250	14.6	1,070	1,885	1,410	75.9	261,263	8.6	245,935	
	May	1,499	9.7	1,020	1,977	1,359	75.1	266,379	7.2	256,681	
	June	1,396	-4.5	1,022	1,786	1,385	73.8	257,095	5.4	253,871	
	July	1,150	-2.5	975	1,493	1,320	73.9	249,175	4.6	249,250	
	August										
	September										
	October										
	November										
	December										
	Q2 2011	3,919	-0.9		5,388			244,646	3.7		
	Q2 2012	4,145	5.8		5,648			261,710	7.0		
	YTD 2011	7,465	3.1		10,496			240,576	4.8		
	YTD 2012	7,571	1.4		10,715			255,183	6.1		

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**July 2012**

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	121.5	116.3	407	5.4	69.6	770
	February	607	3.50	5.44	122.3	116.7	409	5.6	69.8	773
	March	601	3.50	5.34	122.7	117.6	410	5.7	70.0	771
	April	621	3.70	5.69	122.8	117.9	410	5.7	69.9	773
	May	616	3.70	5.59	122.9	119.1	408	5.6	69.6	774
	June	604	3.50	5.39	123.8	118.3	406	5.6	69.1	780
	July	604	3.50	5.39	124.0	117.9	406	5.8	69.0	779
	August	604	3.50	5.39	124.2	118.0	405	5.8	68.9	780
	September	592	3.50	5.19	126.0	118.8	406	5.9	69.0	778
	October	598	3.50	5.29	126.1	119.0	408	5.8	69.1	780
	November	598	3.50	5.29	126.3	119.3	409	5.8	69.3	783
	December	598	3.50	5.29	126.3	118.3	413	5.7	69.7	787
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.8	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.7	70.5	777
	May	601	3.20	5.34	128.3	120.4	421	5.4	70.5	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.1	783
	July	595	3.10	5.24		119.9	416	5.5	69.6	791
	August									
	September									
	October									
	November									
	December									

\*P & I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “dwelling unit”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “start”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “under construction” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “completion”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “absorbed” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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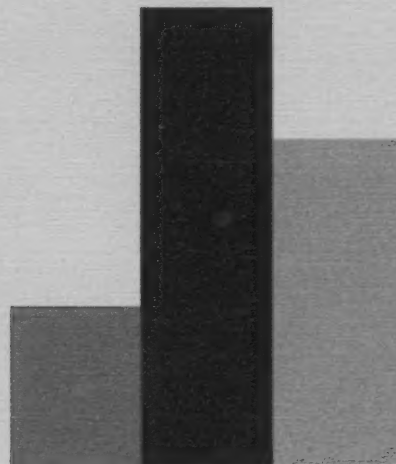
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